NELSON, Tony C.

VA Form 26-6440a - JAN 1982 81.38-
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 72-13-165 27W-26650	PROPERTY ADDRESS 918 McClurkin Avenue, Nashville, Tennessee 37206
SEND TAX NOTICES TO: Loan Guaranty Officer (264) Veterans Administration Regional Office 110 9th Ave., South, Nashville, TN 37203	THIS INSTRUMENT PREPARED BY: Thomas M. Moore, Attorney VA Regional Office, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

BOOK 6113 PAGE 177

THIS DEED, between the Administrator of Veterans Affairs, an Officer of the United States of America, whose address is Veterans Administration, Washington, D. C. 20420, hereinafter called Grantor, and

JUDI SPEER and husband PHIL SPEER

whose address is

1553 Harding Place
Nashville, Tennessee 37215

, hereinafter called Grantee(s).

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantee(s) and Grantee's heirs or successors and assigns, that certain property described as follows: Located in Nashville, County of Davidson, and State of Tennessee, to wit:

BEING the easterly 50 feet of Lots 97 and 98 on the Map of a revision of a part of the Trevecca Subdivision as of record in Book 421, Page 169, Register's Office for said County.

SAID part of Lots 97 and 98 fronts 50 feet on the southerly side of McClurkin Avenue and runs back between parallel lines with the westerly margin of an alley, 100 feet to the northerly line of Lot No. 99.

This conveyance is made subject to the following:

1983 Metro Davidson County Taxes.

BEING the same property conveyed to Grantor by deed from Collateral Investment Company, dated January 29, 1982, of record in Book 5854, Page 908, of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it.

Grantor does further covenant and bind himself/herself and his/her successors, to warrant and forever defend the title to the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), against the lawful claims of all persons claiming the same by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor, this 28th day of July, 1983, has caused this instrument to be signed on Grantor's behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to title 38, United States Code, sections 212 and 1820 and title 38, Code of Federal Regulations, sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

HARRY N. WALTERS
The Administrator of Veterans Affairs

*By Kenneth L. Harvey [SEAL]
KENNETH L. HARVEY
Loan Guaranty Officer
Title

VETERANS ADMINISTRATION REGIONAL OFFICE
NASHVILLE, TN Phone (615) 251-5243

Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

Witness

* H6207

IDENTIF. REFERENCE

AUG 10 11 03 AM '83
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

MAIL CAN

*

COUNTY OF DAVIDSON

Before me personally appeared KENNETH L. HARVEY, Loan Guaranty Officer,

to me known to be the person who executed the foregoing instrument in behalf of the Administrator of Veterans Affairs, who, being by me duly sworn, stated that he/she an employee of the Veterans Administration, an agency of the United States Government, and is duly authorized to execute this deed on behalf of said Administrator, and acknowledged that he/she voluntarily executed the same as the free act and deed of said Administrator.

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IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 28th day of July A. D. 19 83

My commission expires October 20, 1985

* Billy Bushulen
BILLY BUSHULEN, NOTARY PUBLIC
(Official title)

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

*Print, typewrite, or stamp name of the employee executing this instrument; also names of witnesses and officer taking acknowledgment immediately underneath such signatures.

Note.—If the entire consideration is paid, delete language from (1) to (1a).

STATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

I, _____, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. _____, Page _____; that they were received _____, 19__, at _____ o'clock __M., and entered in Note Book __, Page _____

STATE OF TENNESSEE, DAVIDSON COUNTY
I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is 28800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Judi Speer
Affiant

Subscribed and sworn to before me this 9 day of August, 1983

Nancy L. Lucas
Notary Public or Register

Commission Expires Nov. 17, 1985

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Special Warranty Deed

FROM
ADMINISTRATOR OF VETERANS AFFAIRS
TO
JUDI SPEER and Husband
PHIL SPEER

STATE OF TENNESSEE
DAVIDSON COUNTY

Register's Office

Received for record the _____ day of _____, A. D. 19__, at _____ o'clock __M. Noted in Note Book __, page _____, and recorded in Book of Deeds _____, Vol. _____, page _____

Fee paid, $ _____
Witness my hand, _____, Register.

State tax ..... $ _____
Clerk's fee ..... $ _____
Total ..... $ _____

Paid _____ day of _____, 19__, _____, Clerk.

When recorded mail to—

626259

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6113 PAGE 179

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28800.00- CO	
			74.88 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	81.38-
8737A08/10/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H662077

IDENTIF. REFERENCE

AUG 10 11 03 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 970285